

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

678



FROM: County Counsel/Planning

SUBMITTAL DATE:
October 22, 2015

SUBJECT: Ordinance No. 348.4810
District 3

RECOMMENDED MOTION: That the Board of Supervisors:
Adopt Ordinance No. 348.4810 amending the zoning in the Rancho California Area shown on
Map No. 2.2378 Change of Zone Case No. 7822.

BACKGROUND:

Summary

Change of Zone Case No. 7822 (CZ 7822) changes the zoning from Light Agriculture 5 Acre Minimum (A-1-5) to General Commercial (C-1/C-P) on approximately 5 acres. The public hearing for CZ 7822 was held on November 25, 2014 as Agenda Item No. 16-2. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, adopted a Negative Declaration for Environmental Assessment No. 42679 and tentatively approved CZ 7822. Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.4810 will finalize the Board's tentative action on CZ 7822, formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

Steve Weiss

Steve Weiss, AICP
Planning Director

Gregory P. Priamos

Gregory P. Priamos
County Counsel

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS:

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: 16-2, 11/25/14

District: 3

Agenda Number:

2-5

Departmental Concurrence

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FORM 11: Ordinance No. 348.4810

District 3

DATE: October 22, 2015

PAGE: Page 2 of 2

CZ 7822 is associated with GPA No. 945D1, which was considered concurrently at the public hearing November 25, 2014. There is no implementing project with CZ 7822.

The property is located in the Southwest Area Plan on the southeast corner of Auld Road and Dickson Path, westerly of Maddalena Road, North of Mazoe Street.

Impact on Citizens and Businesses

The impacts of processing Change of Zone Case No. 7822 and adoption of this ordinance have been evaluated through the environmental review and public hearing process by staff, the Planning Commission and the Board of Supervisors. The opportunity for public review and comment was provided during the public hearings scheduled for this change of zone and any verbal or written testimony provided by the public was considered by the hearing body at that time. Today's action will finalize the Board's tentative action that was taken on November 25, 2014 pursuant to Agenda Item No. 16-2 and formally change the property's zoning classification.

SUPPLEMENTAL:

Additional Fiscal Information

There is no fiscal impact to the County because the cost for processing Change of Zone Case No. 7822 has been borne by the applicant.

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

- A. Ordinance No. 348.4810 with Zoning Map
- B. Vicinity/Policy Areas Map and Proposed Zoning Map from November 25, 2014 Public Hearing.

Attachment A

1 ORDINANCE NO. 348.4810

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2378, Change of Zone Case No. 7822" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: _____
14 Chairman, Board of Supervisors

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

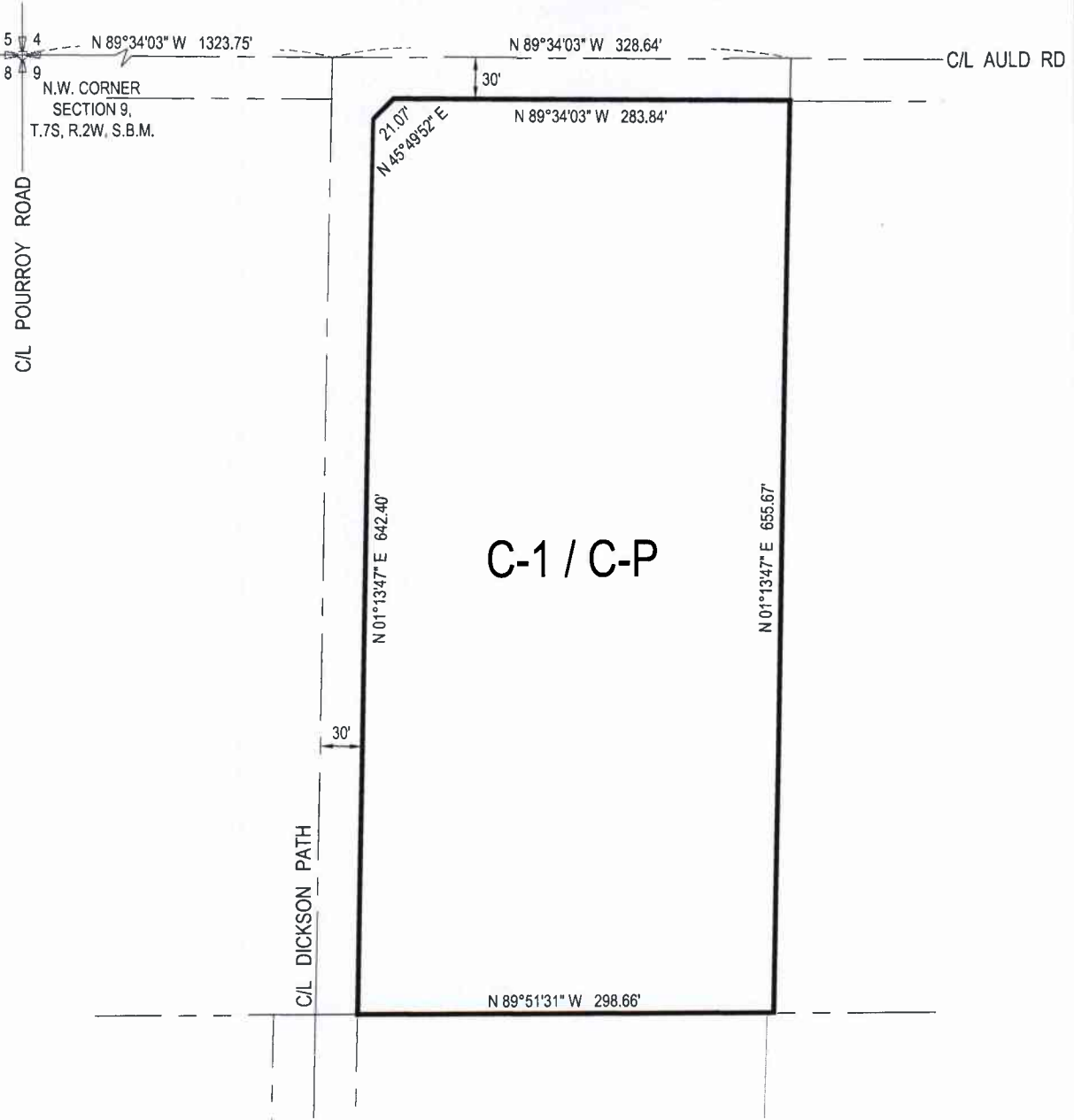
18
19 By: _____

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 October 19, 2015

25
26 By: 
27 MICHELLE CLACK
28 Deputy County Counsel

RANCHO CALIFORNIA AREA
SECTION 9, T. 7 S, R. 2 W, S. B. & M.



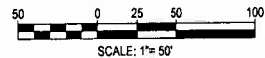
C-1 / C-P

LEGEND
GENERAL COMMERCIAL

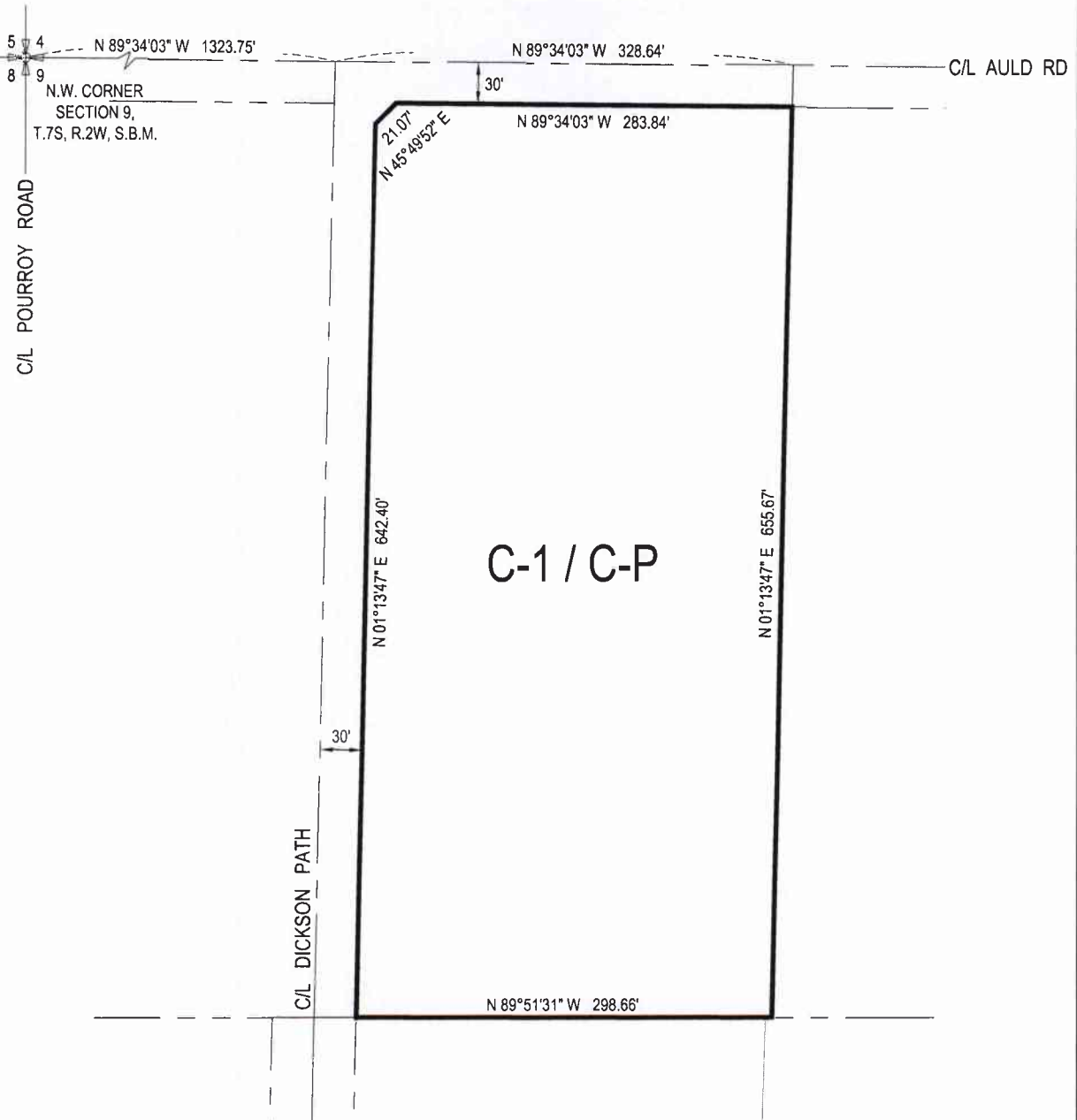
MAP NO. 2.2378
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 07822

ADOPTED BY ORDINANCE NO. 348.4810
DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



RANCHO CALIFORNIA AREA
SECTION 9, T. 7 S, R. 2 W, S. B. & M.



C-1 / C-P

LEGEND
GENERAL COMMERCIAL

MAP NO. 2.2378
CHANGE OF OFFICIAL ZONING PLAN
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MAP NO. 2, ORDINANCE NO. 348
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RIVERSIDE COUNTY BOARD OF SUPERVISORS

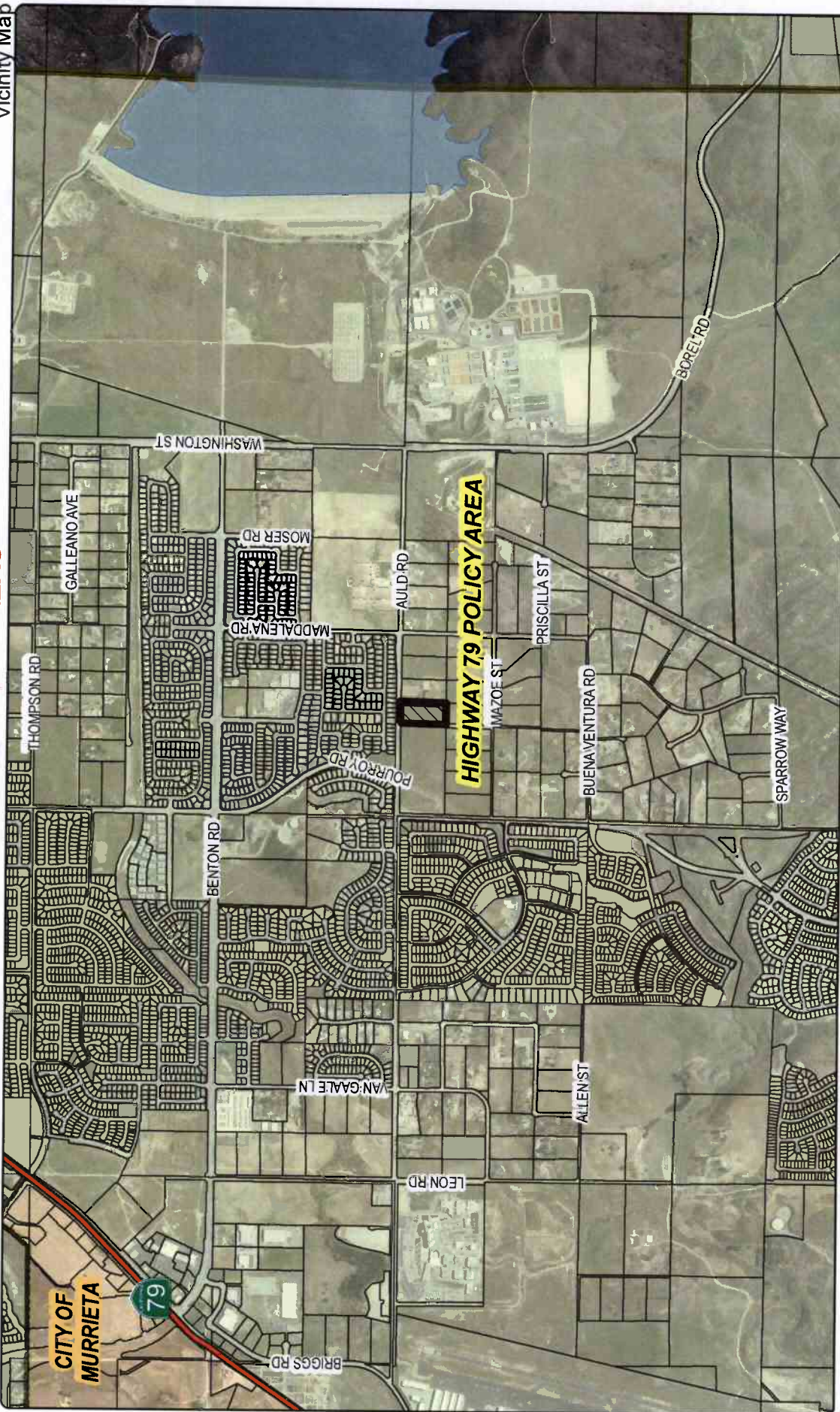


Attachment B

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07822 GPA00945D1
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 05/30/2014
 Vicinity Map



CITY OF MURRIETA

HIGHWAY 79 POLICY AREA

Zoning Area: Rancho California
 Township/Range: T7SR2W
 Section: 9

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-9200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.firm.ca.gov/index.html>

Assessors Bk. Pg. 964-05-05
 Thomas Bros. Pg. 929 E2
 Edition 2014



RIVERSIDE COUNTY PLANNING DEPARTMENT

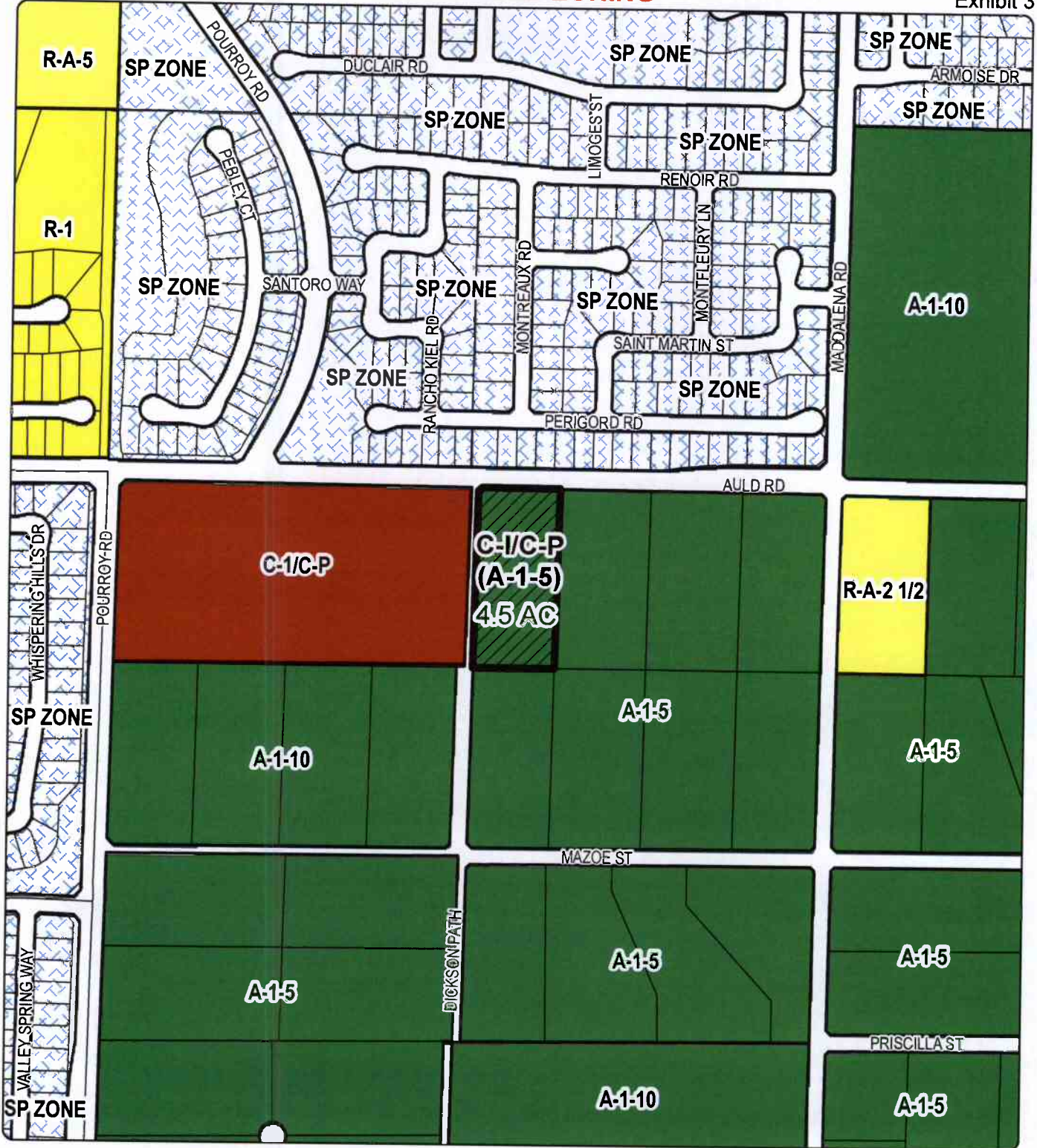
CZ07822 GPA00945D1

PROPOSED ZONING

Supervisor Stone
District 3

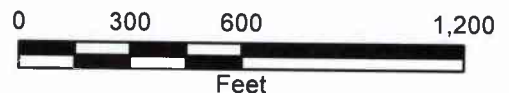
Date Drawn: 05/30/2014

Exhibit 3



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 9

Assessors Bk. Pg. 964-05-05
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Edition 2014



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